

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bed Flat**
- **Central Heated and Double Glazed**
- **EPC Band D Rating 68 Council Tax A**
- **Newly fitted Kitchen and Bathroom**
- **Close to Hospital**
- **Ask an adviser to book your viewing**



111A Honeywall, Stoke-On-Trent
Stoke-On-Trent, ST4 7HP

695

Description

A fully modernised two bedroom duplex apartment situated on the honeywall close to University Hospital North Staffordshire. Accommodation comprises entrance hall, living room, kitchen, utility, bathroom and bedroom to the first floor with a further bedroom to the second floor. The property benefits from modern kitchen and bathroom, central heating and double glazing throughout.

Ground Floor

Hallway

With laminate floor stairs off

First Floor

Landing

With laminate floor, Power Point, window to side

Bedroom 1 *7' 4" x 11' 5" (2.23m x 3.47m)*

Laminate floor, radiator, Power Point.

Utility room *4' 6" x 5' 3" (1.37m x 1.59m)*

With laminate floor, Power Point, Washer point.

Bathroom *5' 8" x 5' 9" (1.73m x 1.75m)*

With fitted bathroom suite in white comprising WC and basin set in vanity units, panel bath with rainfall style shower and screen over. Tile effect floor and marble effect walls. Includes heated chrome towel radiator.

Kitchen *8' 2" x 7' 5" (2.49m x 2.27m)*

Modern fitted kitchen with grey wall and base units wood effect surfaces over. Part tiled walls and laminate floor. Includes inset spotlights, integrated cooker hob and extractor hood, Power Point.

Living Room *14' 8" x 13' 5" (4.48m x 4.10m)*

With laminate floor, radiator, Power Point, aerial point, built-in cupboard.

First Floor

Bedroom 2 *16' 1" x 11' 3" (4.89m x 3.44m)*

With carpeted floor, radiator, Power Point, built-in wardrobe.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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